

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Anderson

State: IN

PJ's Total HOME Allocation Received: \$7,088,294

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	12			
% of Funds Committed	96.59 %	93.21 %	3	91.92 %	84	87	
% of Funds Disbursed	95.34 %	89.31 %	1	82.65 %	96	97	
Leveraging Ratio for Rental Activities	5.63	2.97	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.21 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	90.97 %	87.50 %	5	68.72 %	85	89	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.33 %	82.16 %	3	79.93 %	51	58	
% of 0-30% AMI Renters to All Renters***	58.27 %	47.78 %	5	44.94 %	68	74	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.56 %	98.81 %	7	94.87 %	46	48	
Overall Ranking:			In State:	2 / 12	Nationally:	96 96	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,585	\$18,193		\$25,717	139 Units	77.70 %	
Homebuyer Unit	\$39,068	\$14,757		\$14,669	38 Units	21.20 %	
Homeowner-Rehab Unit	\$15,736	\$15,426		\$20,391	2 Units	1.10 %	
TBRA Unit	\$0	\$2,169		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Anderson IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,781	\$63,544	\$25,625
State:*	\$64,023	\$74,209	\$19,595
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	52.6	18.4	50.0	0.0	Single/Non-Elderly:	31.4	34.2	50.0	0.0
Black/African American:	43.1	81.6	50.0	0.0	Elderly:	10.9	2.6	50.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	43.8	39.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	12.4	23.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	1.5	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.7	0.0	0.0	0.0					
Asian/Pacific Islander:	0.7	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	2.9	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.7	13.2	50.0	0.0	Section 8:	41.6	0.0 [#]		
2 Persons:	16.1	15.8	50.0	0.0	HOME TBRA:	0.0			
3 Persons:	21.2	28.9	0.0	0.0	Other:	1.5			
4 Persons:	26.3	31.6	0.0	0.0	No Assistance:	56.9			
5 Persons:	4.4	7.9	0.0	0.0					
6 Persons:	0.7	2.6	0.0	0.0					
7 Persons:	0.7	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			40	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Anderson

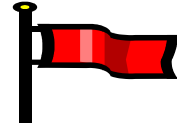
State: IN

Group Rank: 96
(Percentile)

State Rank: 2 / 12 PJs

Overall Rank: 96
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	90.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	98.56	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.79	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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